

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2020-605**

AN ORDINANCE REZONING APPROXIMATELY 5.29± ACRES  
LOCATED IN COUNCIL DISTRICT 11 AT 0 SALISBURY  
ROAD, BETWEEN BELFORT ROAD AND BAYMEADOWS ROAD  
(R.E. NO. 152577-0050), OWNED BY PARADIGM  
HOLDINGS OF FLORIDA, LLC, AS DESCRIBED HEREIN,  
FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO  
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
PERMIT OFFICE AND COMMERCIAL USES, AS DESCRIBED  
IN THE PARADIGM PUD, PURSUANT TO FUTURE LAND USE  
MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
APPLICATION NUMBER L-5470-20C; PROVIDING A  
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the City of Jacksonville adopted a Small-Scale  
Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
portions of the Future Land Use Map series (FLUMs) in order to ensure  
the accuracy and internal consistency of the plan, pursuant to  
application L-5470-20C and companion land use Ordinance 2020-604; and

**WHEREAS,** in order to ensure consistency of zoning district with  
the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
Amendment L-5470-20C, an application to rezone and reclassify from  
Industrial Business Park (IBP) District to Planned Unit Development  
(PUD) District was filed by Thomas O. Ingram, Esq., on behalf of the  
owner of approximately 5.29± acres of certain real property in Council

1 District 11, as more particularly described in Section 1; and

2 **WHEREAS**, the Planning and Development Department, in order to  
3 ensure consistency of this zoning district with the *2030 Comprehensive*  
4 *Plan*, has considered the rezoning and has rendered an advisory  
5 opinion; and

6 **WHEREAS**, the Planning Commission has considered the application  
7 and has rendered an advisory opinion; and

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
9 notice, held a public hearing and made its recommendation to the  
10 Council; and

11 **WHEREAS**, the City Council, after due notice, held a public  
12 hearing, and taking into consideration the above recommendations as  
13 well as all oral and written comments received during the public  
14 hearings, the Council finds that such rezoning is consistent with the  
15 *2030 Comprehensive Plan* adopted under the comprehensive planning  
16 ordinance for future development of the City of Jacksonville; and

17 **WHEREAS**, the Council finds that the proposed PUD does not affect  
18 adversely the orderly development of the City as embodied in the  
19 *Zoning Code*; will not affect adversely the health and safety of  
20 residents in the area; will not be detrimental to the natural  
21 environment or to the use or development of the adjacent properties  
22 in the general neighborhood; and the proposed PUD will accomplish the  
23 objectives and meet the standards of Section 656.340 (Planned Unit  
24 Development) of the *Zoning Code* of the City of Jacksonville; now,  
25 therefore

26 **BE IT ORDAINED** by the Council of the City of Jacksonville:

27 **Section 1. Subject Property Location and Description.** The  
28 approximately 5.29± acres (R.E. No. 152577-0050) are located in  
29 Council District 11, at 0 Salisbury Road, between Belfort Road and  
30 Baymeadows Road, as more particularly described in **Exhibit 1**, dated  
31 August 27, 2020, and graphically depicted in **Exhibit 2**, both of which

are **attached hereto** and incorporated herein by this reference (Subject Property).

**Section 2. Owner and Applicant Description.** The Subject Property is owned by Paradigm Holdings of Florida, LLC. The applicant is Thomas O. Ingram, Esq. 233 East Bay Street, Suite 1113, Jacksonville, Florida 32202; (904) 612-9179.

**Section 3. Property Rezoned.** The Subject Property, pursuant to adopted companion Small-Scale Amendment L-5470-20C, is hereby rezoned and reclassified from Industrial Business Park (IBP) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit office and commercial uses, and is described, shown and subject to the following documents, **attached hereto:**

**Exhibit 1** - Legal Description dated August 27, 2020.

**Exhibit 2** - Subject Property per P&DD.

**Exhibit 3** - Written Description dated September 10, 2020.

**Exhibit 4** - Site Plan dated June 12, 2020.

**Section 4. Contingency.** This rezoning shall not become effective until 31 days after adoption of the companion Small-Scale Amendment unless challenged by the state land planning agency; and further provided that if the companion Small-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the companion Small-Scale Amendment is in compliance with Chapter 163, *Florida Statutes*.

**Section 5. Disclaimer.** The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,  
2 representation and confirmation made by the applicant(s), owner(s),  
3 developer(s) and/or any authorized agent(s) or designee(s) that the  
4 subject business, development and/or use will be operated in strict  
5 compliance with all laws. Issuance of this rezoning does not approve,  
6 promote or condone any practice or act that is prohibited or  
7 restricted by any federal, state or local laws.

8       **Section 6.       Effective Date.** The enactment of this Ordinance  
9 shall be deemed to constitute a quasi-judicial action of the City  
10 Council and shall become effective upon signature by the Council  
11 President and the Council Secretary.

12  
13 Form Approved:

14  
15       /s/ Shannon K. Eller      

16 Office of General Counsel

17 Legislation Prepared By: Erin Abney

18 GC-#1390874-v1-Z-3078\_SS\_COMP\_PUD.docx